Karen Johnson Davidson County
Batch # 1208354 DEEDWARR
11/25/2024 02 11 52 PM 3 pgs
Fees $18 00 Taxes $2,960 00
20241125-0092065

Name and Address of New Owner:
Hope Investments TN LLC
PO Box 301
Brentwood, Tennessee 37027

Send Tax Bills To:
Hope Investments TN LLC
PO Box 301
Brentwood, Tennessee 37027

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 043-09-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gary W. Simmons**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hope Investments TN LLC** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract I

Map & Parcel No. 043-05-0-215.00

Being part of Lot No. 1 of Block "A" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for said county, described as follows:

Said Lot No. 1 fronts 54 feet on the Easterly side of Gallatin Road and runs back between parallel lines, along the Southern margin of Wiley Street, 150 feet to a dead line.

Included in the above description but expressly excluded therefrom is that property conveyed to the State of Tennessee by Warranty Deed of record in Book 2538, Page 183, in the Register's Office of Davidson County, Tennessee, dated February 1, 1956, and recorded on May 11, 1956.

Being part of the same property conveyed to Gary W. Simmons, by Warranty Deed from Gary W. Simmons, individually and as Executor of the Estate of Nola B. Simmons, dated

April 11, 2019 and recorded on October 1, 2024 of record in Instrument No. 20241001-0076072, Register's Office for Davidson County, Tennessee.

Tract II

Map & Parcel No. 043-09-0-033.00

Being part of Tract 2, Block A, of Overlook Estates, as of record in Book 843, Page 105, Register's Office for said county. Said Tract No. 2 fronts54 feet on the East side of Gallatin Road and extends back between parallel lines 150 feet to a dead line on which it measures 54 feet.

Included in the above description but expressly excluded therefrom is that property conveyed to the State of Tennessee by Warranty Deed of record in Book 2538, Page 191, in the Register's Office of Davidson County, Tennessee, dated January 7, 1956, and recorded on May 11, 1956.

Being part of the property conveyed to Gary W. Simmons, by Warranty Deed from Gary W. Simmons, individually and as Executor of the Estate of Nola B. Simmons, dated April 11, 2019 and recorded on October 1, 2024 of record in Instrument No. 20241001-0076072, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2024.

(SEAL)
Gary W. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2024, before me personally appeared Gary W. Simmons, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of November, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2024.

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Notary Signature
My commission expires: